

Worksession

Agenda Item #	3
Meeting Date	February 17, 2004
Prepared By	Rob Inerfeld Senior Planner
Approved By	Richard M. Finn City Manager

Discussion Item	Community Outreach Plan for Old Town Parking Facility
Background	<p>This project provides for the development of a public parking facility in the Old Town business district. As proposed, the new facility would be located on Eastern Avenue and would include the existing private parking lot behind the Takoma Metro Shopping Center.</p> <p>As explained in the proposed Memorandum of Agreement, Urciolo Properties will construct this facility and lease it to the City. Urciolo Properties has hired the architecture firm of Wnuk Spurlock to design the parking facility.</p> <p>The attached Proposed Community Outreach Plan outlines a process by which the community will be involved in the conceptual design of this facility.</p>
Policy	<p>“Focus on proactive initiatives to maintain the economic vitality of Takoma Park’s commercial districts, encourage smart growth development, support transportation enhancements, and increase the local property tax base, while maintaining the character of the community.”</p> <p><i>FY04 Council Goals: Economic Development</i></p>
Fiscal Impact	N/A
Attachments	Proposed Community Outreach Plan
Recommendation	Council is asked to approve the attached Community Outreach Plan.
Special Consideration	N/A

Old Town Parking Facility

Proposed Community Outreach Plan

The municipal parking facility planned for Old Town will be constructed by Urciolo Properties and leased to the City. At the recommendation of staff at Park and Planning, both the parking facility and the commercial building that Urciolo Properties plans to build on Laurel Avenue will be taken through the development review process together.

This Community Outreach Plan explains the opportunities that the public will have to provide input into the design of both the parking facility and the commercial building.

City staff and John Urciolo will hold a series of meetings with key stakeholder groups during late February and March. During these meetings, we will seek input on different design features of the parking facility such as height, facade materials, and landscaping. A few different conceptual designs for the parking facility will be presented to the community and we will seek their preferences. At these meetings, John Urciolo will also present his plans for the commercial building and seek feedback.

Meetings will be held with the following groups:

- Old Takoma Business Association
- Historic Takoma
- Westmoreland Area Community Organization
- Old Takoma Residents Association
- Facade Advisory Board
- Takoma Park Farmers Market

There will also be one community-wide forum held in March to solicit input from the broader community.

Based on the input received at these meetings, the design and engineering team will develop a final design concept which will be presented to the City Council in mid- to late- April.

City staff will also coordinate with Park and Planning, the Historic Preservation Commission, and other relevant agencies that need to have input at this stage of the design process. The public community will have an opportunity to testify at hearings held by Park and Planning and the HPC. The hearing dates have yet to be scheduled.

Additional information will be provided to the City Council and the community at large as it becomes available.